

# Local Market Update for April 2019

A Research Tool Provided by the Colorado Association of REALTORS®



## Durango Mountain Area

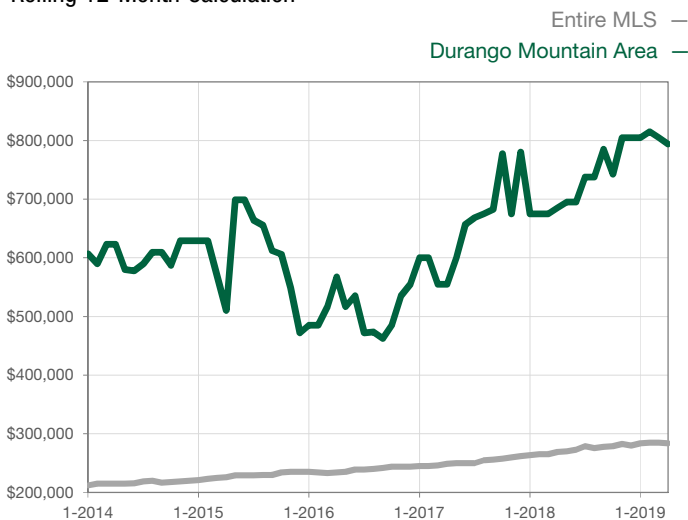
Single Family	April			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	6	+ 20.0%	16	14	- 12.5%
Sold Listings	2	1	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$1,080,500	<b>\$520,000</b>	- 51.9%	\$653,925	<b>\$520,000</b>	- 20.5%
Average Sales Price*	\$1,080,500	<b>\$520,000</b>	- 51.9%	\$777,808	<b>\$542,667</b>	- 30.2%
Percent of List Price Received*	100.2%	<b>93.2%</b>	- 7.0%	98.5%	<b>95.7%</b>	- 2.8%
Days on Market Until Sale	285	<b>70</b>	- 75.4%	244	<b>97</b>	- 60.2%
Cumulative Days on Market Until Sale	285	<b>70</b>	- 75.4%	244	<b>97</b>	- 60.2%
Inventory of Homes for Sale	33	<b>21</b>	- 36.4%	--	--	--
Months Supply of Inventory	18.6	<b>9.1</b>	- 51.1%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	April			Year to Date		
	2018	2019	Percent Change from Previous Year	Thru 04-2018	Thru 04-2019	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	14	6	- 57.1%	47	49	+ 4.3%
Sold Listings	13	12	- 7.7%	34	36	+ 5.9%
Median Sales Price*	\$184,000	<b>\$359,950</b>	+ 95.6%	\$161,000	<b>\$228,250</b>	+ 41.8%
Average Sales Price*	\$198,462	<b>\$378,442</b>	+ 90.7%	\$196,321	<b>\$262,793</b>	+ 33.9%
Percent of List Price Received*	96.4%	<b>97.0%</b>	+ 0.6%	94.7%	<b>95.7%</b>	+ 1.1%
Days on Market Until Sale	190	<b>186</b>	- 2.1%	177	<b>138</b>	- 22.0%
Cumulative Days on Market Until Sale	224	<b>233</b>	+ 4.0%	214	<b>157</b>	- 26.6%
Inventory of Homes for Sale	71	<b>52</b>	- 26.8%	--	--	--
Months Supply of Inventory	7.5	<b>5.8</b>	- 22.7%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

